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Mellon f/k/a The Bank of New York as Trustee  
for the Certificateholders of CWALT, Inc.,  
Alternative Loan Trust 2005-84 Mortgage  
Pass Through Certificates, Series 2005-84*

**UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA**

THE BANK OF NEW YORK MELLON FKA  
THE BANK OF NEW YORK, AS TRUSTEE  
FOR THE CERTIFICATEHOLDERS OF  
CWALT, INC., ALTERNATIVE LOAN TRUST  
2005-84, MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2005-84;

Case No.: 2:17-cv-00632-JCM-CWH

# **STIPULATION AND ORDER OF FINAL JUDGMENT AND FOR DISMISSAL**

Plaintiff,  
vs.

STONE CANYON PECOS HOMEOWNERS ASSOCIATION, INC.; ATC ASSESSMENT COLLECTION GROUP, LLC; CAO LIMIN, AN INDIVIDUAL; AND LIU XIUXIA, AN INDIVIDUAL;

### Defendants.

Plaintiff The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-84 Mortgage Pass Through Certificates, Series 2005-84 (**BoNYM**) Stone Canyon Pecos Homeowners Association (**HOA**), and Cao Limin and Liu Xiuxia stipulate as follows:

1       1. This matter relates to real property located 2609 Trellis Avenue, Henderson, Nevada  
2 89074, APN 177-13-728-041 (the **Property**).

3       2. BoNYM is the beneficiary of record of a Deed of Trust that encumbers the Property  
4 and was recorded on November 8, 2005, as Instrument Number 20051108-0000559 in the Official  
5 Records of Clark County, Nevada (the **Deed of Trust**).

6       3. On May 22, 2013, HOA recorded a Foreclosure Deed as Instrument  
7 Number 20130522000115 of the Official Records of Clark County, Nevada (the **HOA Foreclosure**  
8 **Deed**), reflecting that Keynote Properties obtained title to the property at its foreclosure sale  
9 conducted on May 10, 2013 (the **HOA Sale**).

10      4. MRT Assets, LLC purchased the Property from Keynote Properties. A deed of sale  
11 was recorded on May 23, 2016 with the Clark County Recorder as Instrument No. 20160523-  
12 0002092.

13      5. Cao Limin & Liu Xiuxia purchased the Property from MRT Assets, LLC. A  
14 Quitclaim Deed was recorded on July 14, 2016 with the Clark County Recorder as Instrument No.  
15 20160714-0001398.

16      6. Cao Limin & Liu Xiuxia have not transferred their interest in the Property and are  
17 still the title holders of record.

18      7. On March 1, 2017, BoNYM initiated this quiet title action against HOA and Cao  
19 Limin & Liu Xiuxia.

20      8. BoNYM and Cao Limin & Liu Xiuxia have entered a confidential settlement  
21 agreement in which they have settled all claims between them in this case.

22      9. Cao Limin & Liu Xiuxia stipulate and agree that the Deed of Trust remains a valid  
23 encumbrance and was not extinguished by the HOA foreclosure sale referenced in the HOA  
24 Foreclosure Deed. The Deed of Trust is the senior lien encumbering the Property, superior to any  
25 right, title, interest, lien, equity or estate of Cao Limin & Liu Xiuxia. Cao Limin & Liu Xiuxia's  
26 interests in the Property is subject to the Deed of Trust.

1           10. The parties agree that this case shall be dismissed with each party to bear its own fees  
2 and costs.

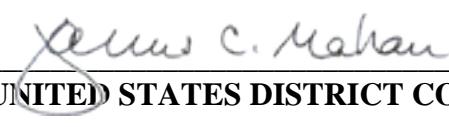
3           11. The parties agree that any lis pendens related to this action shall be expunged.

4           Dated: March 21, 2018

<p><b>AKERMAN LLP</b></p> <p><u>/s Tenesa S. Powell</u> ARIEL E. STERN, ESQ. Nevada Bar No. 8276 TENESA POWELL, ESQ. Nevada Bar No. 12488 1635 Village Center Circle, Suite 200 Las Vegas, Nevada 89134</p> <p><i>Attorneys for Plaintiff</i></p>	<p><b>BOYACK ORME &amp; ANTHONY</b></p> <p><u>/s/ Colli C. McKiever</u> EDWARD D. BOYACK, ESQ. Nevada Bar No. 5229 COLLI C. McKIEVER, ESQ. Nevada Bar No. 13724 7432 W. Sahara Ave., Suite 101 Las Vegas, NV 89117</p> <p><i>Attorneys for Stone Canyon Pecos Homeowners Association, Inc.</i></p>
<p><b>MORRIS LAW CENTER</b></p> <p><u>/s Sarah A. Morris</u> SARAH A. MORRIS, ESQ. Nevada Bar No. 8461 TIMOTHY WISEMAN, ESQ. Nevada Bar No. 13784 5450 W. Sahara Ave. Suite 330 Las Vegas, Nevada 89146</p> <p><i>Attorneys for Cao Limin and Liu Xiuxia</i></p>	

19           **ORDER**

20           **IT IS SO ORDERED:**

21             
**UNITED STATES DISTRICT COURT JUDGE**

22           DATED: April 2, 2018